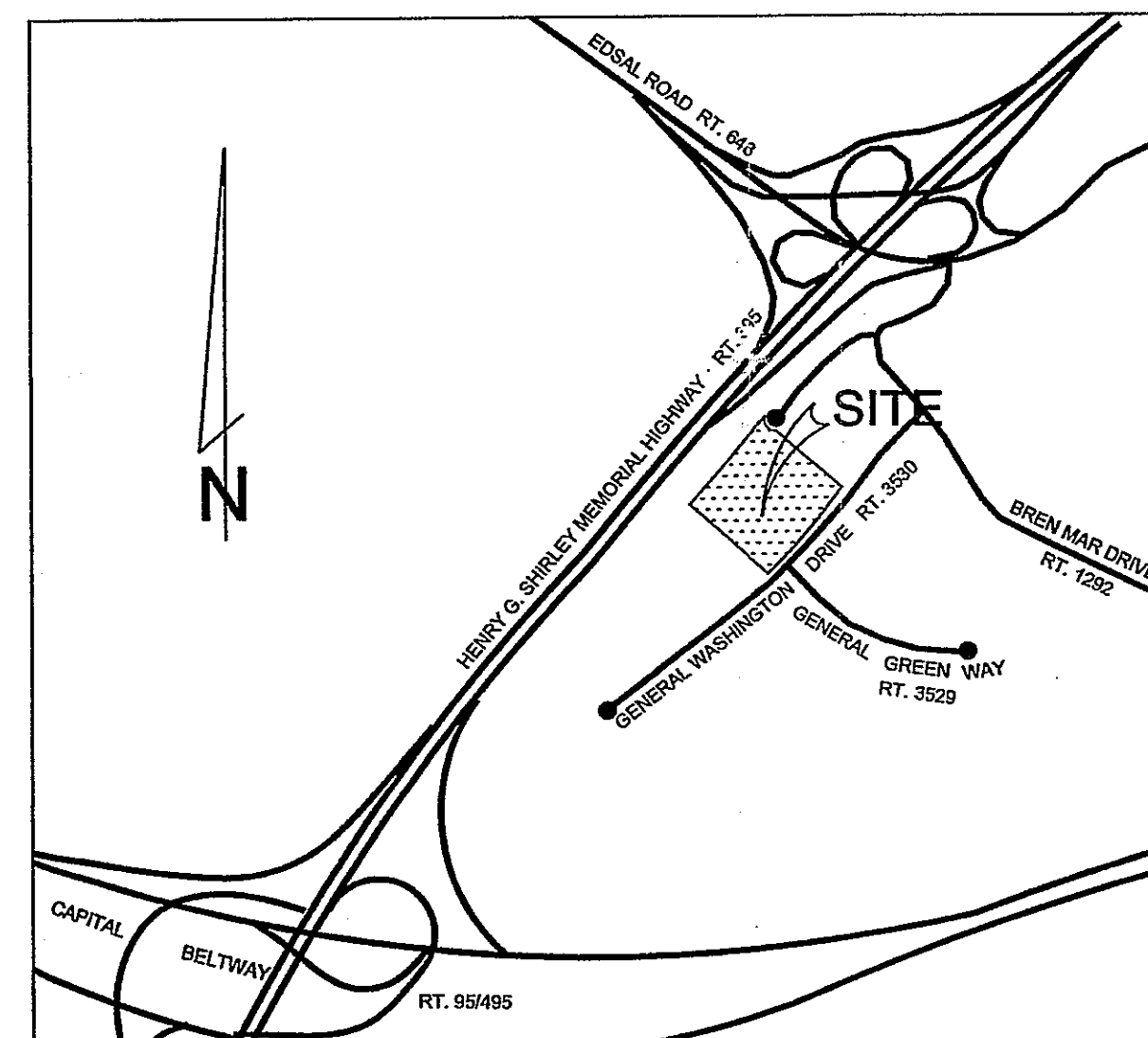


# Marlo Furniture

Mason District Fairfax County, Virginia

## Generalized Development Plan Amendment/ Special Exception Amendment Plat

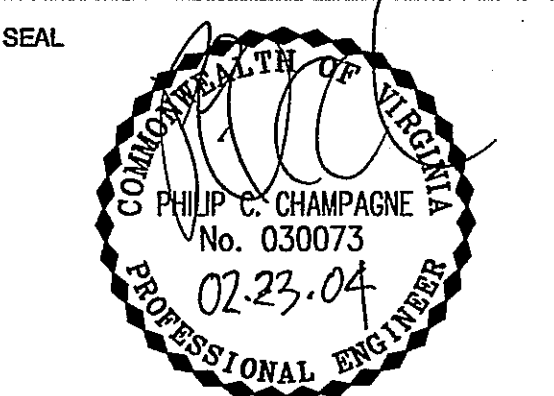
PCA 2000-MA-031  
SEA 00-M-048  
SEA 93-M-049-2



VICINITY MAP  
SCALE: 1" = 1000'

Applicant:  
Shirley Highway Distribution Partnership  
725 Rockville Pike  
Rockville, MD 20852

Application No. PCA 2000-MA-031 Staff *L. Swagler*  
APPROVED DEVELOPMENT PLAN  
(DP) (GDP) (CDP) (FDP) 2-25-04  
SEE PROFFERS DATED 2-25-04  
Date of (SOS) (PC) approval 3-8-04  
Sheet 1 of 2  
Concurrent w/ SEA 00-M-048 (DC 2-25-04)  
SEA 93-M-049-2 (DC 2-25-04)



RECEIVED  
Department of Planning & Zoning  
APR 16 2004  
Zoning Evaluation Division

June 26, 2003  
Rev. November 21, 2003  
Rev. January 6, 2004  
Rev. January 21, 2004  
Rev. February 23, 2004

SUBMISSION DATE

Sheet Index  
1. COVER SHEET  
2. GDPA/SEA, NOTES AND TABULATION

Marlo Furniture  
Generalized Development Plan Amendment/  
Special Exception Amendment Plat

M-10434

# TABULATION

CURRENT ZONING	I-5 and C-6
TOTAL LAND AREA	8.69 AC
I-5 DISTRICT	4.01 AC
C-6 DISTRICT	4.68 AC
MAXIMUM BUILDING HEIGHT	40 FT
TOTAL PARKING SPACES REQUIRED/PROVIDED	343/9
TOTAL LOADING SPACES PROVIDED	9
TOTAL OPEN SPACE REQUIRED (15%)	56,781 SF
TOTAL OPEN SPACE PROVIDED (12%)	46,800 SF*
I-5 DISTRICT	
LAND AREA (174,700 SF)	4.01 AC
GROSS FLOOR AREA	105,005 SF
FLOOR AREA RATIO PERMITTED	1.0
FLOOR AREA RATIO PROPOSED (105,005 ÷ 174,700)	0.60
PARKING SPACES REQUIRED	137
RETAIL 7,005 SF	
(ONE SPACE PER 200 SF FOR THE FIRST 1,000 SF NFA PLUS 6 SPACES PER EACH ADDITIONAL 1,000 SF)	33
FURNITURE STORE 5,000 SF	
(ONE SPACE PER 500 SF NFA PLUS ONE PER EMPLOYEE)	11
WAREHOUSING ESTABLISHMENT 35,000 SF	
(MINIMUM ONE SPACE PER 1,000 SF GFA)	35
PARKING SPACES PROVIDED	118**
LOADING SPACES PROVIDED	7
OPEN SPACE REQUIRED (15%)	26,205 SF
OPEN SPACE PROVIDED (12%)	21,915 SF
C-6 DISTRICT	
LAND AREA (204,037 SF)	4.68 AC
GROSS FLOOR AREA	98,752 SF
RETAIL	91,452 SF
PRIVATE SCHOOL OF GENERAL EDUCATION	7,300 SF
FLOOR AREA RATIO PERMITTED	0.50
FLOOR AREA RATIO PROPOSED (98,752 ÷ 204,037)	0.48
PARKING SPACES REQUIRED	206
(91,452 ÷ 0.80) 73,161 NET	
ONE SPACE PER 300 SF	147
EMPLOYEES	20
PRIVATE SCHOOL OF SPECIAL EDUCATION	39
PARKING SPACES PROVIDED	225**
LOADING SPACES PROVIDED	2
OPEN SPACE REQUIRED (15%)	30,606 SF
OPEN SPACE PROVIDED (12%)	24,935 SF

\*SEE NOTE 1.

\*\*NOTE THAT THE TOTAL REQUIRED PARKING IS PROVIDED ON SITE AND ANY AMENDMENT TO THE SITE WILL BE PROCESSED UNDER ONE (1) SITE PLAN.

## NOTES

- THE GENERALIZED DEVELOPMENT PLAN AMENDMENT/SPECIAL EXCEPTION AMENDMENT PLAT (GDPA/SEA) IS TO AMEND PREVIOUSLY APPROVED SEA 00-M-048 FOR AN INCREASE IN FAR TO PERMIT A WAIVER OF OPEN SPACE REQUIREMENTS, AND, TO AMEND PREVIOUSLY APPROVED SEA 93-M-049-1 FOR A WAIVER OF CERTAIN SIGN REGULATIONS AND AN INCREASE IN FAR TO PERMIT A WAIVER OF OPEN SPACE REQUIREMENTS.
- THE PROPERTY SHOWN HEREON IS IDENTIFIED ON THE FAIRFAX COUNTY ZONING MAP AS 81-1 (09) 7 AND CONSISTS OF A TOTAL OF 8.69 ACRES, OF WHICH 4.68 ACRES IS ZONED C-6 AND 4.01 ACRES IS ZONED I-5.
- THE TOPOGRAPHY SHOWN HEREON IS AT A CONTOUR INTERVAL OF TWO (2) FEET FROM A SITE PLAN PREPARED BY DEWBERRY, NEALON AND DAVIS DATED MAY 1978.
- THE BOUNDARY INFORMATION SHOWN HEREON IS FROM EXISTING RECORDS AND FIELD SURVEY VERIFICATION OF THE BUILDING LOCATION AND INTERIOR WALL LINE BY DEWBERRY & DAVIS WHICH WAS DONE IN SEPTEMBER OF 1999.
- STORMWATER MANAGEMENT (SWM) IS CURRENTLY BEING PROVIDED BY ROOFTOP DETENTION WHICH IS CONVEYED TO A CLOSED HYDROLOGIC SYSTEM STORMWATER DETENTION AND BEST MANAGEMENT PRACTICES (BMPs) FOR THE ADDITIONAL IMPERVIOUS AREA BEING PROPOSED AS PART OF THIS APPLICATION WILL BE PROVIDED IN AN UNDERGROUND SYSTEM FOR DETENTION AND FILTERED STORMWATER BIORETENTION FILTRATION SYSTEM FOR BMPs.
- LANDSCAPING AND TREE COVER ARE PROVIDED AS SHOWN HEREON.
- TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO UTILITY EASEMENTS HAVING A WIDTH OF TWENTY-FIVE (25) FEET OR GREATER LOCATED ON THE SUBJECT PROPERTY.
- THERE IS AN EXISTING STRUCTURE ON SITE AND SHOWN HEREON WHICH WAS CONSTRUCTED IN 1980 AND WILL REMAIN AND CONTINUE TO BE OCCUPIED.
- THE EXISTING SITE ACCESS SYSTEM WILL BE MODIFIED TO SHOW AN ADDITIONAL POINT OF INGRESS AND EGRESS TO THE PROPERTY.
- THERE ARE NO TRAILS IDENTIFIED ON THE COMPREHENSIVE PLANTRAILS MAP IMMEDIATELY ADJACENT TO THE SUBJECT PROPERTY.
- THERE IS NO FLOODPLAIN ON THE SITE AS DESIGNATED BY THE FEDERAL INSURANCE ADMINISTRATION, UNITED STATES GEOLOGICAL SURVEY OR FAIRFAX COUNTY. THERE IS NO RESOURCE PROTECTION AREAS (RPAs) OR ENVIRONMENTAL QUALITY CORRIDOR (EQC) ON THIS PROPERTY.
- THE MINIMUM YARD REQUIREMENTS SET FORTH IN THE I-5 DISTRICT REGULATIONS OF THE ZONING ORDINANCE ARE AS FOLLOWS:

FRONT YARD: CONTROLLED BY A 45° ANGLE OF BULK PLANE, BUT NOT LESS THAN 40 FEET.

SIDE YARD: NO REQUIREMENT.

REAR YARD: NO REQUIREMENT.

THE MINIMUM YARD REQUIREMENTS SET FORTH IN THE C-6 DISTRICT REGULATIONS OF THE ZONING ORDINANCE ARE AS FOLLOWS:

FRONT YARD: CONTROLLED BY A 45° ANGLE OF BULK PLANE, BUT NOT LESS THAN 40 FEET.

SIDE YARD: NO REQUIREMENT.

REAR YARD: 20 FEET.

### ANGLE OF BULK PLANE WITHIN THE C-6 DISTRICT

MINIMUM REQUIRED YARD FOR BUILDING WITH 40' HEIGHT

FRONT YARD:  $\angle 1 A$  45° WITH A BUILDING HEIGHT OF 40', THE FRONT YARD = 40' BUT NOT LESS THAN 40'

SIDE YARD:  $\angle 1 B$  NO REQUIREMENT

REAR YARD:  $\angle 1 C$  NOT LESS THAN 20'

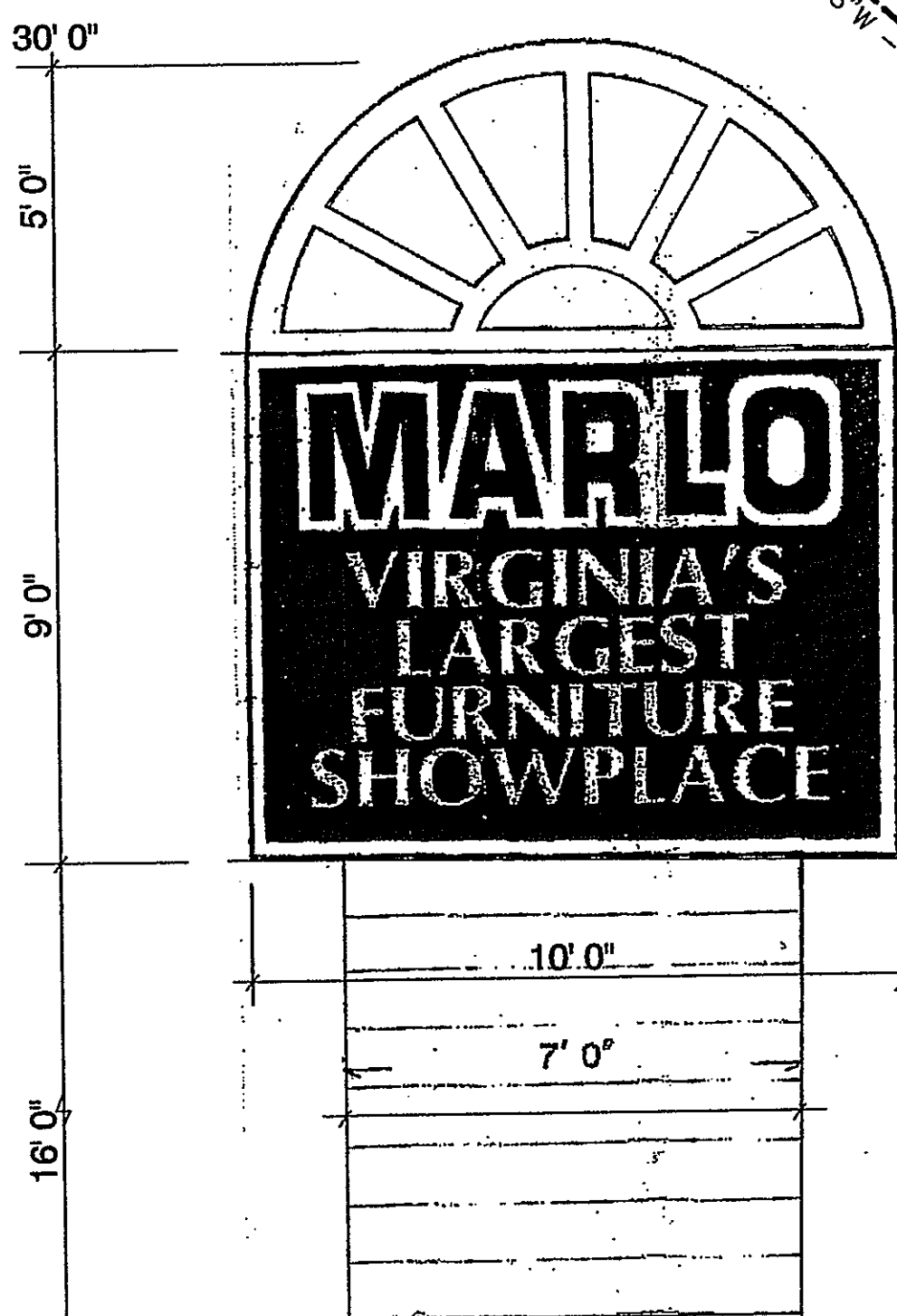
### ANGLE OF BULK PLANE WITHIN THE I-5 DISTRICT

MINIMUM REQUIRED YARD FOR BUILDING WITH 40' HEIGHT

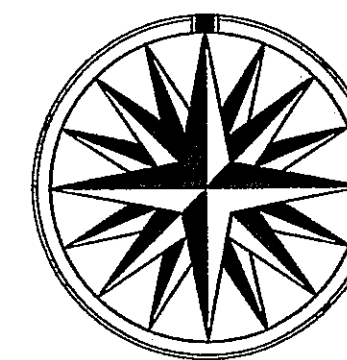
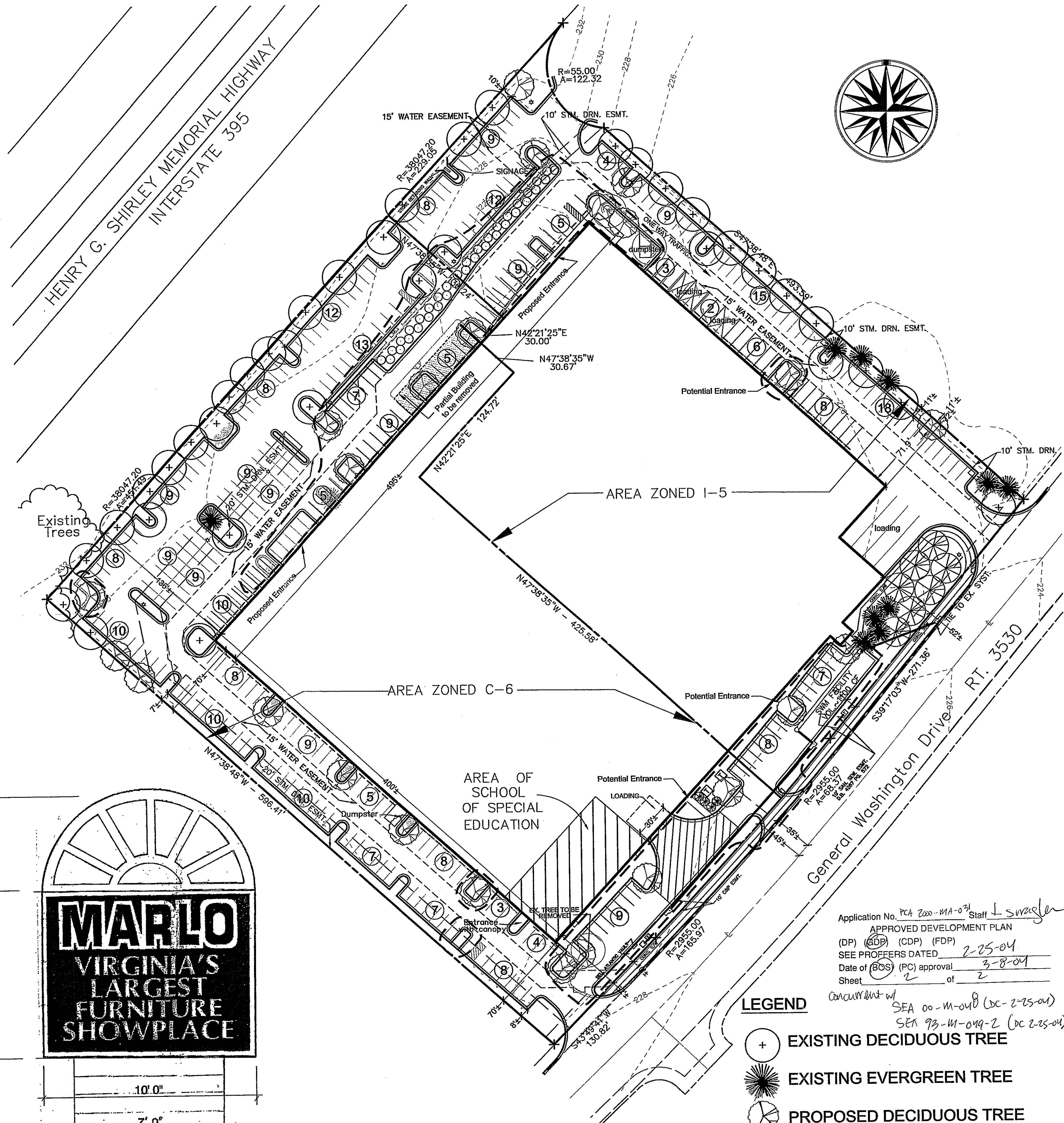
FRONT YARD:  $\angle 1 A$  45° WITH A BUILDING HEIGHT OF 40', THE FRONT YARD = 40' BUT NOT LESS THAN 40'

SIDE YARD:  $\angle 1 B$  NO REQUIREMENT

REAR YARD:  $\angle 1 C$  NO REQUIREMENT



SIGN DETAIL  
APPROX. SCALE: 1" = 3'



## LEGEND

- EXISTING DECIDUOUS TREE
- EXISTING EVERGREEN TREE
- PROPOSED DECIDUOUS TREE
- PROPOSED EVERGREEN TREE
- PROPOSED EVERGREEN SHRUB
- PROPOSED LIMITS OF CLEARING AND GRADING

Application No. PCA 2000-MA-081 Staff L. Swager

APPROVED DEVELOPMENT PLAN (DP) (GDP) (CDP) (FDP)

SEE PROFFERS DATED 2-25-04

Date of (BOS) (PC) approval 3-8-04

Sheet 2 of 2

SEA 00-M-048 (DC 2-25-04)

SEA 93-M-049-2 (DC 2-25-04)



Dewberry & Davis LLC

8403 ARLINGTON BLVD.  
FAIRFAX, VA 22031  
PHONE: 703 949 0100  
FAX: 703 949 0519  
www.dewberry.com

MARLO FURNITURE

PCA 2000-MA-081/  
SEA 00-M-048 / SEA 93-M-049-2

GENERALIZED DEVELOPMENT PLAN AMENDMENT/  
SPECIAL EXCEPTION AMENDMENT PLAT

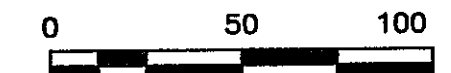
MASON DISTRICT  
FAIRFAX COUNTY, VIRGINIA

SEAL



KEY PLAN

SCALE



No.	DATE	BY	Description
4	02.23.04	gah	
3	01.21.04	gah	
2	01.06.04	jem	
1	11.21.03	gah	

DRAWN BY: GAH

APPROVED BY: LAM

CHECKED BY: LAM

DATE: 06/26/03

TITLE  
**MARLO FURNITURE**  
GENERALIZED DEVELOPMENT  
PLAN AMENDMENT/  
SPECIAL EXCEPTION AMENDMENT

PROJECT NO. M-10434

2

SHEET NO. 2 OF 2